

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

March 2, 2017

Attendees: R. Vaughn (A); (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Don Yonkunas (M); B. Grace (O); D. McClemmens (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); Kevin O'Brien (U); F. Simone (V); B. Cotner (W); (Y); H. Willis; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:00 PM.

The minutes of the February 2, 2017 Master Association meeting were approved as submitted.

Boyd Mackleer opened a discussion about the Master Association's decision in February to pursue a bulk services agreement with Verizon for its Triple Play service. He asked all members to share what type of feedback they have been receiving from their residents. Most members generally indicated they had heard little about the decision or their residents were in favor of this action. One member said a resident expressed that they have been satisfied with Comcast for sixteen years and did not see a reason for a change while one member has a resident who is particularly unhappy about the action. The Board had a lawyer well versed in community association law review the situation and an opinion has been rendered that the Master Association is within its rights to enter into the expanded agreement. Since the decision in February, further negotiations have resulted in a still lower price of \$67.45 per house per month beginning in 2018 as well as an increase in the provided internet speed from 100/100 to 150/150 Mbs upload/download. A revised Handout and Worksheet were included in the packet for presidents' review.

On motion made and seconded, the members present voted unanimously that the Verizon FIOS Triple Play proposal is clearly in the best interests of most residents of Hershey's Mill, and therefore Boyd Mackleer is authorized to execute the contemplated agreement with Verizon on behalf of the Master Association when same has been finalized and properly reviewed by the Association's attorney.

Boyd Mackleer provided brief updates on select projects which are underway. The Rec Center is nearing completion. Tile and VCT work are on-going, countertops are being set, appliances have been ordered and the building should be generally complete in about two weeks. The Walking Trail from the East Gate to Inverness has been paved and looks really great. The landscape will be dressed up in the next few weeks. The tree work for the path to the south has been completed and excavation and site preparation should be underway in March.

Ed McFalls reported under Old Business that East Goshen Township had furnished a revised sketch for a possible emergency access only driveway to be installed between 2 lots on neighboring Cornwallis Drive, then snake its way across open space west of Devonshire and connect to Chandler Drive opposite Oakmont Court. This driveway would be for emergency access only in the unlikely

event that Cornwallis Drive was blocked off closer to Route 352 and another emergency was then taking place in the back end of the development. The drive would be gated. Bill Grace from Oakmont said that the Oakmont Council wants the drive to meet Chandler Drive further west toward the Ridley Creek beyond the Oakmont houses, and would request some fencing on either side of the gates to deter pedestrian or bicycle traffic from entering the Mill. Ed will reach back to the Township on these issues.

Under New Business, Boyd Mackleer reported that the Board positions of Bob Bronner, Priscilla Burt and Rick Herschel will be up for election this year in July. The Board had formed a Nominating Committee of himself, Joe Bové and Bill Mertz. The three incumbents have indicated a willingness for stand for re-election, but others were invited to obtain candidate information forms from Ed McFalls if they were interested in running.

A couple of other questions were raised under New Business: 1. Could the windshield tag readers be moved or adjusted so the gates would open sooner without cars having to come to a stop (will be investigated); and 2. Could a sign similar to the Resident Access Only sign at the East Gate be added near the West Gate? (Yes).

There being no additional business the meeting was adjourned at 3:50 pm. The next meeting will be conducted on Thursday, April 6, 2017 at 3:00 pm in the Ardmore Room of the CC.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem